



20.80 acres

Carseylands Hill

Airton, Skipton

BD23 4AF

OIRO £175,000

A rare opportunity to acquire a sizeable block of agricultural land with a diverse range of opportunities for improvement, lifestyle, biodiversity, stewardship schemes and natural capital benefits including agriculture and forestry. Located in the North Yorkshire National Park this is an increasingly rare opportunity to own a well located easily accessible and multifunctional block of commercial farm land.

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH

Description

The land is located on the immediate outskirts of the village of Airton 8 miles from Skipton in the North Yorkshire National Park. Having good roadside access at 3 points shown on the attached plan. Firstly off Carlton Lane via a field gate into parcel 4688 and also via Airton Road/Carseylands Hill also shown on the attached plan. Access can also be gained over a hardcore track down to Airton waste water treatment works that is located within field parcel number 4179. The River Aire runs through the length of the land providing environmental benefits including a natural water supply for livestock purposes. Split into two blocks of mixed pasture and area of woodland the land has huge potential for increased biodiversity, environmental stewardship schemes and the ever increasing demand for natural capital. There is further scope to improve the amenity value of the land and subject to further permissions a level area close to the access gate off Airton Road may be a suitable location for enhancement in close proximity to some mains services. Currently the land is well managed with recent fencing and woodland management work providing a good stockproof boundary and useable agricultural holding. A schedule of areas is shown below.

OS Field No.	Area Ha	Area Ac	Description
SD 9058 4179	4.45	10.99	pasture
SD 9058 4688	<u>3.98</u>	<u>9.84</u>	pasture & woodland
	<u>8.43</u>	<u>20.83</u>	

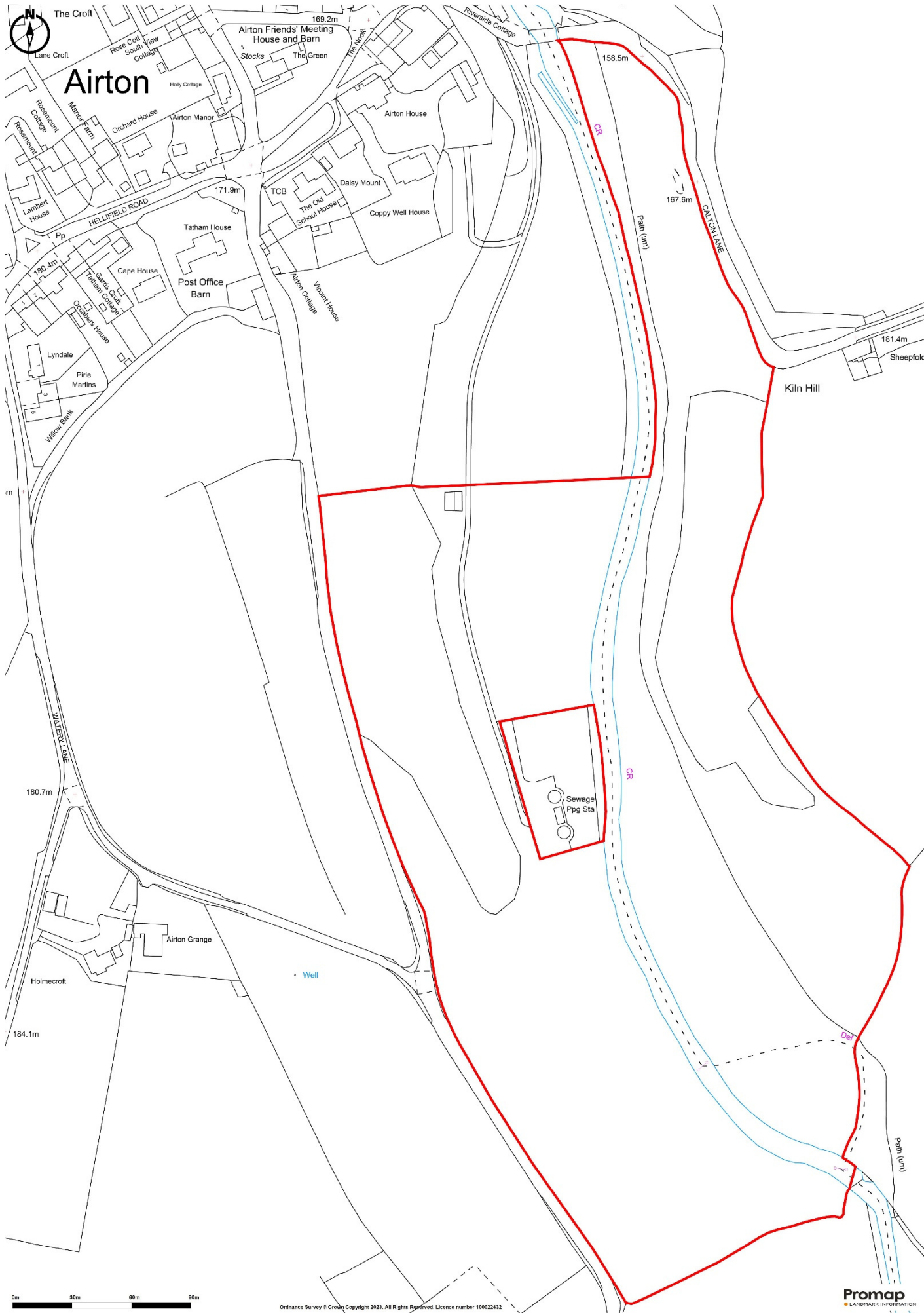
Rights of Way / Stewardship / Title

The Pennine way runs through the land along the west bank of the River Aire. North Yorkshire water authority as a right of way over the access track to the Airton sewerage works. The land is registered with HM Land Registry under title number NYK471195 copies can be made available on request.

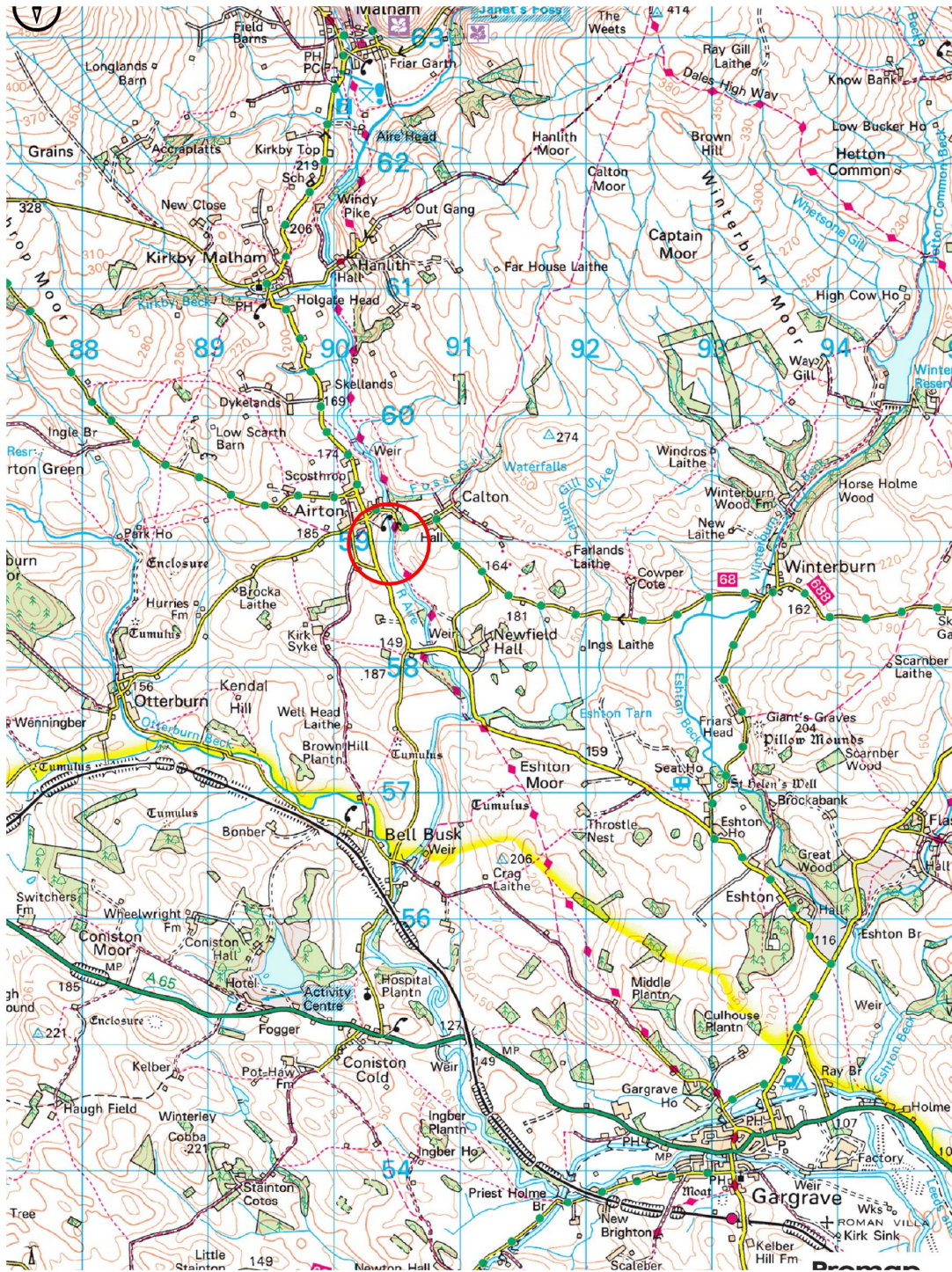
Viewing

The land can be viewed at any time during daylight hours with the benefit of these details to hand.





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